NEWTON FALLOWELL



The View, Cypress Way, Burton Waters

2 1 1

OIRO £300,000

- Well Presented Detached Bungalow
- Exclusively Over 55’s
- Modern Kitchen with Granite Worktops
- Solar Panels & Air Souce Heat Pump
- Mechanical Heat Ventilation System & Underfloor Heating Throughout
- Sought After Location
- EPC Rating A







Well presented and spacious two bedroom, A-rated Eco Bungalow, situated within the highly sought-after Burton Waters development. This contemporary home enjoys an enviable position within walking distance of the vibrant Burton Waters Marina, offering waterside restaurants and cafes, The Woodcocks pub & restaurant, David Lloyd Health & Leisure Club, and picturesque walks along the Fossdyke Navigation. The historic Cathedral City of Lincoln is also just a short drive away, providing an extensive range of shopping, dining, leisure and cultural attractions.

Designed with sustainability and energy efficiency at its core, the property boasts an excellent A-rated EPC and benefits from an impressive range of eco-friendly features, including solar panels, an air source heat pump, a mechanical ventilation with heat recovery (MVHR) system, 115mm reflective wall insulation, and triple-glazed windows. Together, these features provide exceptional thermal performance, enhanced indoor air quality and significantly reduced running costs.

Combining contemporary design, spacious accommodation and cutting-edge energy efficiency, this outstanding bungalow offers an exceptional opportunity to enjoy modern, low maintenance living in one of Lincoln's most desirable residential locations.

The accommodation on offer comprises Entrance Hall, Open plan Kitchen Living space, two Double Bedrooms, Bathroom and Utility Room. Externally the property offers a private driveway with space for two cars to the front. To the rear there is an enclosed lawned garden with patio area.









Entrance Hall
With entrance door and opening to the kitchen.

Kitchen
10'11" x 7'11" (3.3m x 2.4m)
With a window to the side aspect. Fitted with range of wall and base units with Granite worktops over, breakfast bar, sink with drainer unit, Caple integrated oven and hob with extractor hood.

Utility Room
14'9" x 5'7" (4.5m x 1.7m)
With a window to the front aspect and door leading to the rear. Fitted with wall and base units with worktops over, sink with drainer unit, space and plumbing for washing machine.

Lounge/Diner
20'1" x 12'5" (6.1m x 3.8m)
With sliding doors leading to the rear garden and radiator.

Bedroom One
13'2" x 12'5" (4m x 3.8m)
With a window to the rear aspect and radiator.

Bedroom Two
13'11" x 8'4" (4.2m x 2.5m)
With a window to the front aspect and radiator.

Shower Room
7'10" x 7'0" (2.4m x 2.1m)
With a window to the front aspect, fitted with Ideal Standard panelled bath with shower over, low level wc, wash hand basin and radiator.

Outside
To the front of the property is a lawned garden and driveway.
To the rear of the property is an enclosed garden mostly laid to lawn and patio.



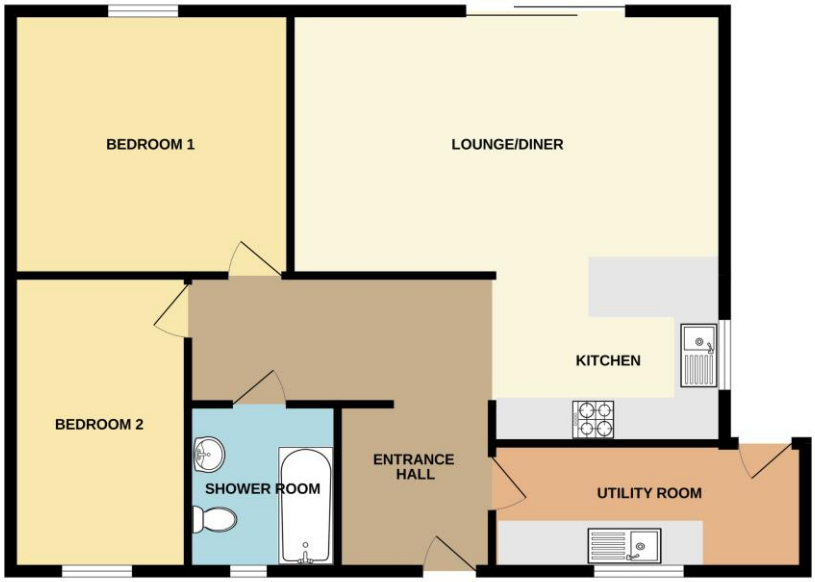


Agents Note

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Floorplan

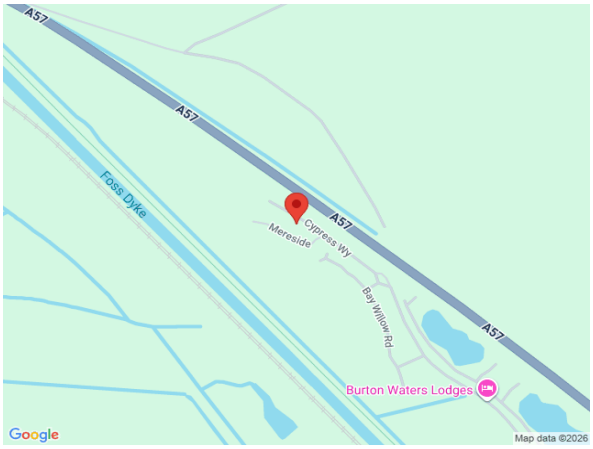
GROUND FLOOR
908 sq.ft. (84.3 sq.m.) approx.

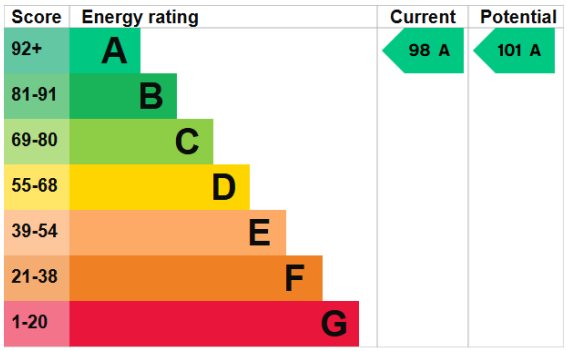


THE VIEW, CYPRESS WAY, BURTON WATERS, LN1 4AY

TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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